



**Field Lane, Chaddesden DERBY DE21 4NG**



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**Field Lane, Chaddesden DERBY**

Nestled on Field Lane in Chaddesden, this stunning three-bed detached home is perfect for growing families. Featuring a spacious bay-fronted lounge with a log burner, a stylish open-plan kitchen diner with skylights, and a beautifully landscaped garden with a summerhouse.





**Ground Floor**



**First Floor**

### **Lounge**

13' 9" IN TO BAY x 11' 4" MAX ( 4.19m IN TO BAY x 3.45m MAX )

### **Dining/ Living**

12' 3" MAX x 11' 5" MAX ( 3.73m MAX x 3.48m MAX )

### **Kitchen Area**

14' 3" MAX x 12' 11" MAX ( 4.34m MAX x 3.94m MAX )

### **Bedroom 1**

11' 5" MAX x 10' 1" MAX ( 3.48m MAX x 3.07m MAX )

### **Bedroom 2**

11' 5" MAX x 7' 2" MAX ( 3.48m MAX x 2.18m MAX )

### **Bedroom 3**

11' 7" MAX x 4' 5" MAX ( 3.53m MAX x 1.35m MAX )

### **Bathroom**

7' 3" MAX x 5' 6" MAX ( 2.21m MAX x 1.68m MAX )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## **Field Lane, Chaddesden DERBY**

- Three-bedroom detached home in a sought-after location
- Spacious bay-fronted lounge with a log burner
- Open-plan kitchen diner with skylights and breakfast bar
- Integrated appliances and space for a family dining table
- Landscaped rear garden with patio, lawn, and summerhouse

Tenure: Freehold EPC Rating: D

offers over

**£270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DBY120398 - 0003

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